



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding CASCADIA APARTMENT RENTALS LTD.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR, MNR, MNSD, MNDC, FF

Introduction

This matter dealt with an application by the Landlord for an Order of Possession and a Monetary Order for unpaid rent, for compensation for loss or damage under the Act, regulations or tenancy agreement, to recover the filing fee for this proceeding and to keep the Tenant's security deposit in partial payment of those amounts.

The Landlord said she served the Tenant with the Application and Notice of Hearing (the "hearing package") by registered mail on September 23, 2015. Based on the evidence of the Landlord, I find that the Tenant was served with the Landlord's hearing package as required by s. 89 of the Act and the hearing proceeded in the Tenant's absence.

Issues(s) to be Decided

1. Does the Landlord have grounds to end the tenancy?
2. Are there rent arrears and if so, how much?
3. Is the Landlord entitled to compensation for unpaid rent and if so how much?
4. Is the Landlord entitled to keep the Tenant's security deposit?

Background and Evidence

This tenancy started on September 23, 2013 as a fixed term tenancy with an expiry date of March 31, 2014 and then continued on a month to month basis. Rent is \$891.00 per month payable in advance of the 1st day of each month. The Tenant paid a security deposit of \$435.00 at the start of the tenancy.

The Landlord said that the Tenant did not pay \$891.00 of rent for September, 2015, when it was due and as a result, on September 3, 2015 she posted a 10 day Notice to End Tenancy for Unpaid Rent or Utilities dated September 3, 2015 on the door of the Tenant's rental unit. The Landlord said the Tenant has unpaid rent for October and November, 2015 of \$891.00 for each month and the Landlord is requesting loss rental

income for December as the Tenant may not move out in time to rent the unit for December 1, 2015.

The Landlord further indicated that the Tenant is living at the rental unit and the Landlord requested an Order of Possession for as soon as possible due to unpaid rent.

The Landlord also sought to recover a \$25.00 late payment fee that is written into the tenancy agreement for September, October and November, 2015 and the Landlord requested to recover the \$50.00 filing fee for this proceeding.

Analysis

Section 46(4) of the Act states that **within 5 days of receiving** a Notice to End Tenancy for Unpaid Rent or Utilities, a Tenant must pay the overdue rent or apply for dispute resolution. If the Tenant fails to do either of these things, then under section 46(5) of the Act, they are conclusively presumed to have accepted that the tenancy ends on the effective date of the Notice (September 13, 2015) and they must vacate the rental unit at that time.

Under s. 90 of the Act, the Tenant is deemed to have received the Notice to End Tenancy 3 days after it was posted, or on September 6, 2015. Consequently, the Tenant would have had to pay the amount stated on the Notice or apply to dispute that amount no later than September 11, 2015.

I find that the Tenant has not paid the overdue rent and has not applied for dispute resolution. Consequently, I find pursuant to s. 55 of the Act that the Landlord is entitled to an Order of Possession to take effect 48 hours after service of it on the Tenant.

I also find that the Landlord is entitled to recover unpaid rent for September, October and November 2015 in the amount of \$891.00 for each month for a total of \$2,673.00. Further I find that the Landlord is entitled to recover a loss of rental income to December 15, 2015, in the amount of \$431.13 (\$89.00 X 15 of 31 days of December). The Landlord has an obligation to mitigate her damages under s. 7(2) of the Act by re-renting the rental unit as soon as possible. I further find that the Landlord is entitled to recover the late charge of \$25.00 for each month of September, October and November, 2015 in a total amount of \$75.00.

As the Landlord has been successful in this matter, she is also entitled to recover from the Tenant the \$50.00 filing fee for this proceeding. I order the Landlord pursuant to s. 38(4) and s. 72 of the Act to keep the Tenant's security deposit as partial payment of the rent arrears. The Landlord will receive a monetary order for the balance owing as following:

	Rent arrears:	\$2,673.00	
	Loss of Rental Income:	\$ 431.13	
	Late payment fees(3)	\$ 75.00	
	Recover filing fee	\$ 50.00	
	Subtotal:		\$3,229.13
Less:	Security Deposit	\$435.00	
	Subtotal:		\$ 435.00
	Balance Owing		\$2,794.13

Conclusion

An Order of Possession effective 2 days after service of it on the Tenant and a Monetary Order in the amount of \$2,794.13 have been issued to the Landlord. A copy of the Orders must be served on the Tenant: the Order of Possession may be enforced in the Supreme Court of British Columbia and the Monetary Order may be enforced in the Provincial (Small Claims) Court of British Columbia.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Residential Tenancy Act*.

Dated: November 23, 2015

Residential Tenancy Branch

